

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION

IN RE:

DAVID EARL BAIR, JR.

Debtors

CASE # 18-10148  
CHAPTER 7

JUDGE HOPKINS

TRUSTEE'S ABANDONMENT OF  
PROPERTY (1800 Tanglewood  
Drive, Loveland, Ohio)

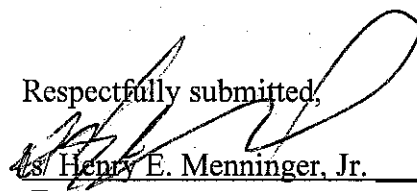
This cause came on the 28<sup>th</sup> day of March, 2018, on the above named Debtor to abandon the property in Exhibit "A" attached hereto and made a part hereof.

Encumbrances on the property are represented to be in excess of the value that would permit any meaningful distribution to creditors. There is thus no equity in the property for creditors above the allowed exemptions. The property is burdensome to the estate or is of inconsequential value and benefit to the estate under 11 USC 554.

The Trustee therefore abandons the property listed on Exhibit A, attached hereto and made a part hereof, as an asset that is burdensome to the estate or is of inconsequential value and benefit to the estate pursuant to LBR 6007-1(a).

Dated: 4/6/2020

Respectfully submitted,

  
Henry E. Menninger, Jr.  
Trustee

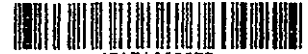
CERTIFICATE OF SERVICE

I hereby certify that on ~~March~~ 4/14, 2018, a copy of the foregoing Trustee's Abandonment was served on the following registered ECF participants, electronically through the court's ECF System at the email address registered with the Court:

US Trustee  
Henry E. Menninger, Jr.  
Debtor

/s/ Robert A. Goering  
Robert A. Goering, #0034600

Wayne Coates  
Hamilton County Recorder's Office  
Doc #: 16-44858 Type: DE  
Filed: 05/20/16 08:54:52 AM \$28.00  
Off.Rec.: 13171 00827 F 036 2 167



1317100827F

109969  
16-364507  
16-367354  
05/19/2016  
230000.00  
0.50  
450.00  
230.00  
690.50

Convey number:  
Deed number:  
Instr. number:  
Transfer date:

9.202 R.C.  
22.02 R.C.

Hamilton County Auditor

Amount:

Transfer Fee

Permitative Fee

Conveyance Fee

Total:

After recording, return to:  
**CHICAGO TITLE COMPANY, LLC**  
12500 Reed Hartman Highway, Suite 120  
Cincinnati, OH 45241  
File#: 57160508

**Prior  
Registered  
Land**

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **LAVONNE HUBERS, unmarried**, ("Grantor"), of Hamilton County, Ohio, for valuable consideration paid, grants, with general warranty covenants, to:

**DAVID E. BAIR, JR.** ("Grantee"), whose tax mailing address is: 1800 Tanglewood Drive, Loveland, Ohio 45140 the following real property:

Situate in Section 24, Town 5, Entire Range 1, City of Loveland, and being more particularly described as follows:

Lot No. 42 of Pheasant Hills Subdivision, Block "D", Part 1, as recorded in Plat Book 27, Pages 31 to 32, of the Registered Land Records of Hamilton County, Ohio.

Description Accepted

Auditor da

Prior Instrument Reference: Official Record Book 9894, Page 1873  
Cert#: 206911  
Recorder's Office, Hamilton County, Ohio.

Permanent Parcel ID Number: 621-12-387

Subject Property Address: 1800 Tanglewood Drive, Loveland, Ohio 45140

This conveyance is:

Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and occupancy restrictions, and all existing public streets and legal highways and any such state of facts as an examination of the Premises and/or an accurate survey would disclose and the lien of real estate taxes and assessments not yet due and payable.